



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR: (check one of the following)

- ☐ Lot Split ☒ Special Use Permit ☐ Site Plan
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File # _____ Application Fee _____ Surcharge Fee _____ Date Received _____

Street Address 289 South Main Street, West Hartford, CT 06107

Lot or Parcel # _____ Acreage/Lot Area _____ Zone _____

Applicant's Interest in Property: The Department Leisure Services owns the Rockledge Clubhouse Building, which houses the Rockledge Grille.

Brief Description of Proposed Activity: The Department returns for a one-year Look Back at the outdoor dining permit, which was expanded from 56 seats to up to 72 seats at the outdoor deck.

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Town of West Hartford

Record Owner's Name
50 South Main Street
Street
West Hartford CT 06107
City State Zip
860-561-7440
Telephone #

Contact Person:

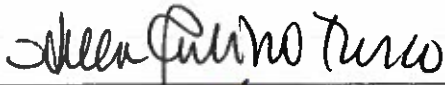
Helen Rubino-Turco
Name
50 South Main Street
Street
West Hartford CT 06107
City State Zip
860-561-7510
Telephone #

helen.rubino-turco@westhartfordct.gov

E-Mail

Town of West Hartford - Dept of Leisure Services

Applicant's Name
50 South Main Street
Street
West Hartford CT 06107
City State Zip
860-561-7510
Telephone #


Applicant's Signature

Signature of Owner/Authorized Agent



May 24, 2019

Plan and Zoning Commission
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

RE: ROCKLEDGE DECK EXPANSION
1-year look back on Outdoor Dining Permit #1272

Honorable Commissioners:

In 2015, the Department of Leisure Services proposed expanding the deck at the Rockledge Clubhouse, which was approved under SUP #1272-R1-15. The deck was allowed to be expanded from 56 seats to 72 seats, an increase of 16 seats. The facility was instructed to return after one year of operations. However, the deck construction was not completed until June 2018, and the look back was extended to June 2019. In the interim, in January 2018, the operator of the restaurant changed hands. In June 2018, Rockledge Grille launched operations on a newly expanded deck.

The deck surface increased by 171 square feet to 1,463 square feet, which allowed an increase in seating by up to 16 chairs. No changes have been made to the operational statement dated 11/13/15, attached.

Attached are exhibits with the layout of the completed deck and photographs of the work.

Thank you for your consideration.

Sincerely,

Helen Rubino-Turco
Director

**DEPARTMENT OF
HUMAN & LEISURE SERVICES**

November 13, 2015

Plan and Zoning Commission
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

RE: Application for Special Use Permit (Outdoor Dining)
Rockledge Golf Course, 289 South Main Street, West Hartford, CT

Honorable Commissioners:

In June 2015, the Town Plan & Zoning Commission approved a Special Use Permit application at Rockledge Restaurant "to allow outdoor dining from the existing outdoor deck, existing snack shack and proposed mobile refreshment cart, including the sales of beer (cans) and pre-mixed cocktails." The Department of Human & Leisure Services plans to renovate the existing deck of the Rockledge Clubhouse at 289 South Main Street, which houses the restaurant. As part of the renovation, the Department proposes to square off the deck, which is located on the west side of the existing building, thereby increasing the deck's square footage and its capacity for outdoor dining tables.

As the owner of the Rockledge Clubhouse building, we request a change to the existing Outdoor Dining Permit from 56 Seats to 72 Seats. The existing outdoor deck surface area would increase in size by 171 square feet to 1,463 square feet. This expansion would likely add 2 more tables, and increase seating capacity no more than 16 chairs, bringing the total possible outdoor chairs to 72, as indicated on the plan. The only change to the existing permit is to expand the deck by two tables and up to 16 chairs.

All proposed renovation upgrades would comply with Outdoor Dining Code.

- The existing awning would be replaced with the same type of awning and be expanded to cover the new portion of the deck. The awning will be at least 7' in height at the drip edge above the deck floor and will contain no advertisements or graphics.
- Energy efficient lighting will be included as part of the new railing; low level LED lights in the railing cap would face downward and wash soft light onto the floor, illuminating the outdoor dining area for patrons and staff. Lights would be on only during hours of operation.

No changes are proposed to the following items:

- The existing outdoor dining area is identified by a boundary gate, and no change is proposed to the existing gate. Services to the area will continue to be through the doors from the interior restaurant.
- The restaurant and deck are handicapped accessible.
- The deck has no heaters.
- No changes will be made to the existing modest sound system, which plays background music well below the noise levels permitted under West Hartford's noise ordinances.
- No changes will be made to the hours of operation (open daily, serving lunch and dinner from 11:30 am – 9:30 pm, Sundays until 8:30 pm)



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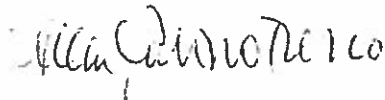
An Equal Opportunity Affirmative Action Employer

It is respectfully submitted that the present application complies with all of the requirements set forth in West Hartford Code of Ordinances §177-37.2. Furthermore, all of the findings which you are required to make pursuant to West Hartford Code of Ordinances §177-42A are satisfied:

1. "The location and size of the use, the nature and intensity of the operations connected with it, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located."
2. "The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties."
3. "The parking, loading, trash and recycling facilities are adequate and properly located for the proposed use, and the entrance and exit driveways shall be laid out so as to achieve maximum safety."

The Town thanks you for your consideration of this application and we look forward to discussing it further with you during your public hearing.

Sincerely,



Helen Rubino-Turco
Director of Human & Leisure Services

cc: Ronald Van Winkle, Town Manager

**TOWN PLAN AND ZONING
COMMISSION**

January 12, 2016

Helen Rubino-Turco
Director of Leisure Services
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

SUBJECT: 289 South Main Street – SUP #1272-R1-15

Dear Ms. Rubino-Turco:

At its regular meeting of Monday, January 4, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

289 South Main Street – Application (SUP #1272-R1-15) of the Town of West Hartford (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) seeking a Special Use Permit to modify the existing outdoor dining permit for the Rockledge Clubhouse (Angelo's on Main Restaurant) approved on June 1, 2015 to allow for up to sixteen (16) additional seats for a maximum of seventy-two (72) seats. (Submitted for TPZ receipt on December 7, 2015. Required public hearing scheduled for January 4, 2016.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (5-0)** (Motion/Ahern; Second/Maresca)(Gillette seated for Freeman)(Donelson seated for Seder) to **APPROVE** the subject application. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of and 177.37.2 of the West Hartford Code of Ordinances.
2. Plans on file shall guide the appearance and operation of the outdoor dining area.
3. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by May 2017 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
4. Plans will reflect the number of outdoor dining seats at seventy-two (72) seats.



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5. The applicant shall comply with the operational statement submitted as part of the application. The operational statement shall be stripped onto the final plan.
6. All prevision conditions remain in full force and effect.
7. This letter of approval shall be stripped onto the final plan.

You should now contact the Planning Staff to discuss the submission requirements for your plans. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is January 22, 2016.

If you have questions, please feel free to call the Planning Staff at 860.561.7555.

Sincerely,



Kevin Prestage
Chairman TPZ/IWWA

Cc: Ron Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Todd Dumais, Town Planner
Essie Labrot, Town Clerk
Duane Martin, Town Engineer
Tim Mikloiche, Supervisor of Inspections
Subject TPZ File

File: U:\SharedDoc\TPZ\decision letter /SouthMainSt289_SUP#1272_June15

Project Name

Deck Renovation and Expansion

Rockledge Country Club
Town of West Hartford
289 South Main Street
West Hartford, Connecticut 06107

bostwick ARCHITECTS

100 Main Street
Hartford, CT 06106
Tel: 860.576.0000
Fax: 860.576.1318

Architect

Consultant

QUL
Hollister Pearson & Cassidy
35 Cold Spring Road
Rosen Hill, CT 06067

STRUCTURAL
Sedgwick Engineering, LLC
200 Elm Street
Glastonbury, CT 06033

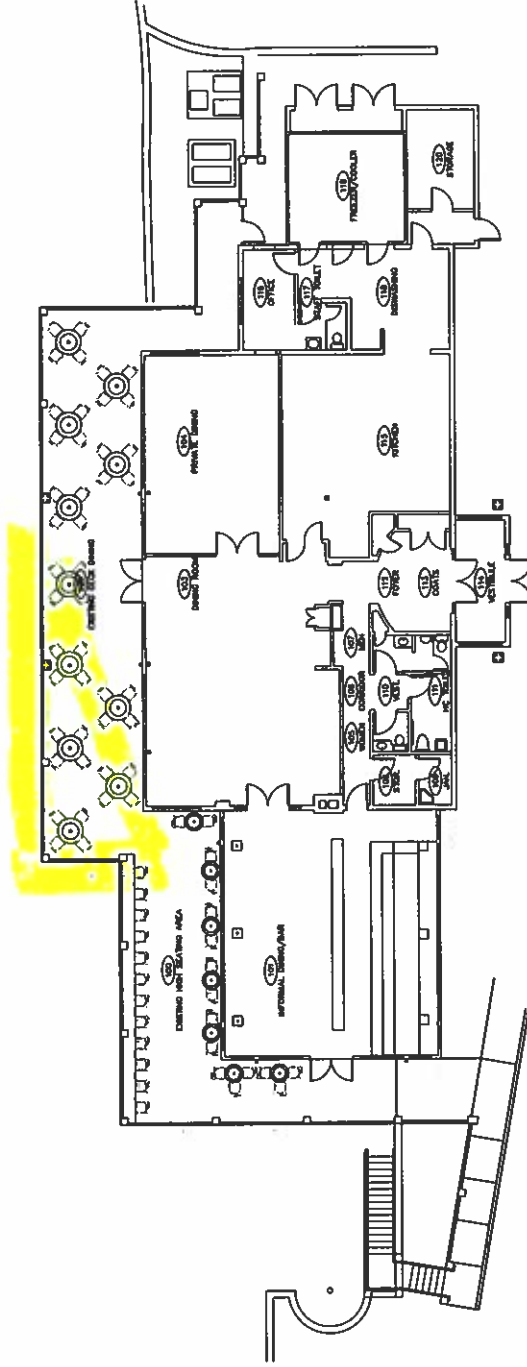
MECHANICAL/ELECTRICAL
Providence Engineering, Inc.
290 Burnside Avenue
East Hartford, CT 06108

UPPER LEVEL FLOOR PLAN

BUILDING SQUARE FOOTAGE
BUILDING: 5,062 SF
INTERIOR: 4,853 SF

ROCKLEDGE CLUBHOUSE DECK EXPANSION 289 SOUTH MAIN STREET, WEST HARTFORD, CT OPERATIONAL LAYOUT

72 seats



UPPER LEVEL FLOOR PLAN

BUILDING SQUARE FOOTAGE
BUILDING: 5,062 SF
INTERIOR: 4,853 SF

NO.	DATE	REVISION
1	02-28-17	REVISION
2	04-03-17	REVISION
3	04-03-17	REVISION
4	04-03-17	REVISION
5	04-03-17	REVISION
6	04-03-17	REVISION
7	04-03-17	REVISION

DATE	02-28-17
BY	AW
CHKD	AW
APPD	AW

sheet
UPPER AND
FLOOR PLAN

A-1.0

**ROCKLEDGE DECK EXPANSION
LOOK BACK SUP #1272-LB-19**



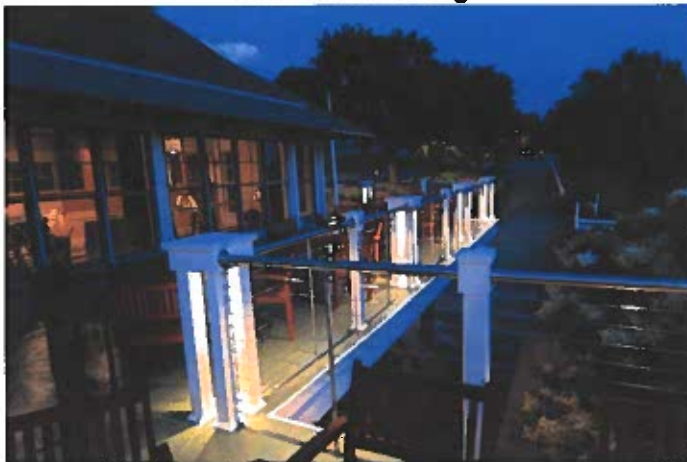
Deck Expansion



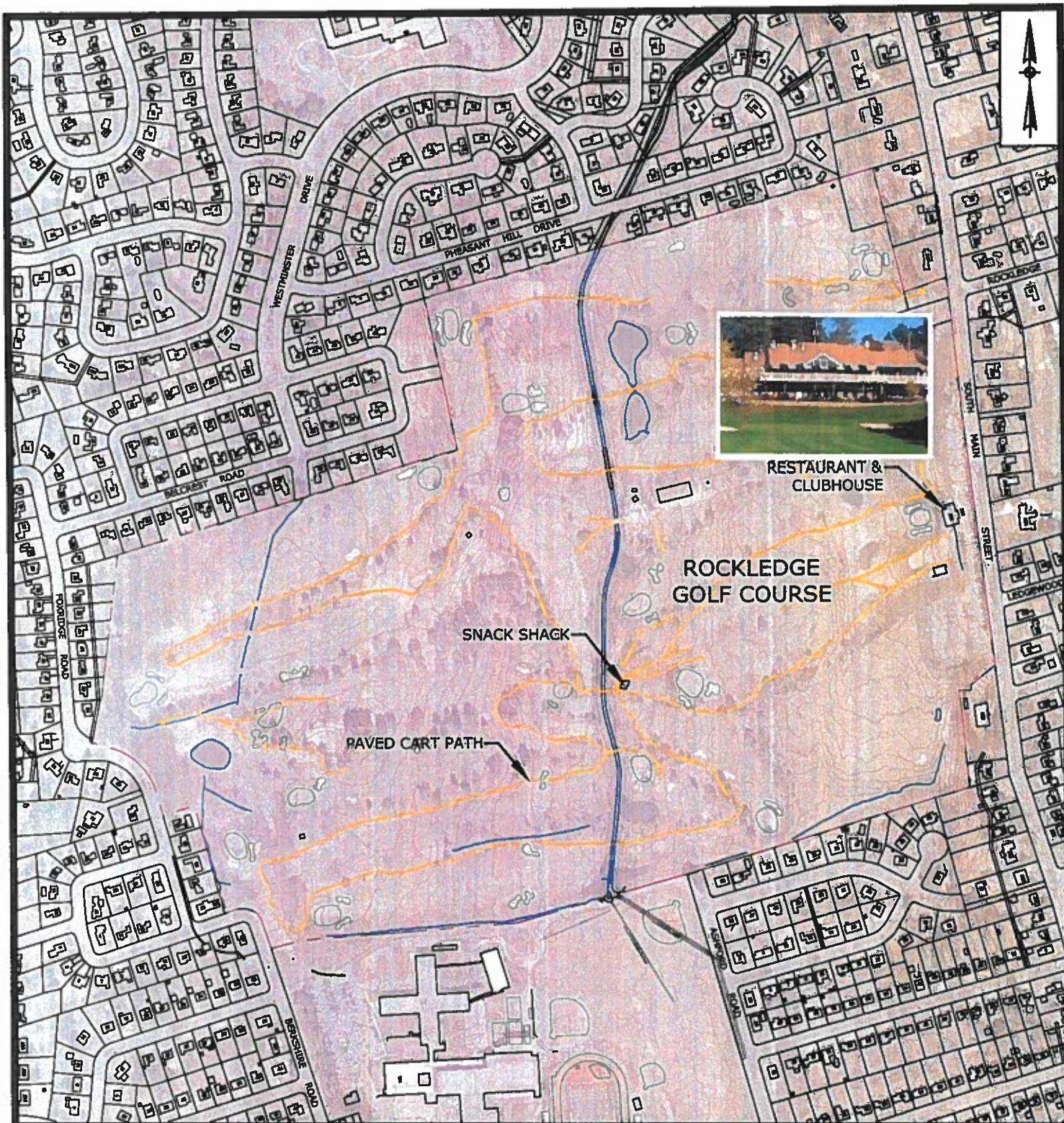
Extended Overhang



Southwest Corner



Deck at twilight



TOWN OF WEST HARTFORD

DIVISION OF ENGINEERING

ROCKLEDGE GOLF COURSE

289 SOUTH MAIN STREET

SCALE:

1"=500'

DESIGNER:

GMS

DATE:

MAY 2015

OVERALL SITE PLAN

EXHIBIT

1